

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Rudi Tyrrell [REDACTED]
Sent: 14 July 2022 10:42
To: Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: Re: CLARIFICATION REQUESTED PLEASE - 8 St Richards Drive, Aldwick. AW/136/22/HH

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Hi Daniel,

No problem, I have been off for some time with illness and both Kerry our planning consultant and Rob the client/applicant have taken an active role, so I appreciate you conversing with them.

Obviously this is disappointing to us when we feel a simple solution could resolve any concerns. I think in this instance we would be inclined to withdraw this application rather than have it refused, so please accept this email as confirmation of us formally withdrawing this application.

I appreciate the department is busy at present, but would you consider reviewing the revised sketch plans prior to us resubmitting?

If you can confirm receipt of this email I would be grateful, thanks.

Kind Regards
Rudi Tyrrell



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On 14 Jul 2022, at 10:21, Daniel Vick <Daniel.Vick@arun.gov.uk> wrote:

Rudi,

Sorry for not copying you in to this – as agent we should only have been conversing with you. We are likely to issue the refusal by 12 today.

Daniel Vick
Team Leader (Development Management), Planning

T: 01903 737771
E: daniel.vick@arun.gov.uk

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From: Daniel Vick
Sent: 14 July 2022 09:53
To: Rob Stapely [REDACTED] Simon Davis <Simon.Davis@arun.gov.uk>; Amber Willard <Amber.Willard@arun.gov.uk>
Subject: RE: CLARIFICATION REQUESTED PLEASE - 8 St Richards Drive, Aldwick. AW/136/22/HH

Mr Stapely,

We will be proceeding to a decision on the application as it stands (a refusal).

We can discuss amendments outside of the application process.

Daniel Vick
Team Leader (Development Management), Planning

T: 01903 737771
E: daniel.vick@arun.gov.uk

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From: Rob Stapely [REDACTED]
Sent: 13 July 2022 13:25
To: Daniel Vick <Daniel.Vick@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>; Amber Willard <Amber.Willard@arun.gov.uk>
Subject: FW: CLARIFICATION REQUESTED PLEASE - 8 St Richards Drive, Aldwick. AW/136/22/HH

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Good afternoon,

I have been trying to call to follow up on my emails but am struggling to get a response.

Please see the email thread below, as you will see, I am keen to speak with someone so we can proactively try to find a resolution to the case officer's concerns regarding this application.

As you will see, I am more than happy to compromise and find an option that will save wasting resources on an appeal or re-application.

My details are below, so please do get in touch.

Kind regards,

Rob Stapely

Buildings and Projects Manager
Rotherfield Farms LLP

[REDACTED]

From: Rob Stapely
Sent: 08 July 2022 15:09
To: daniel.vick@arun.gov.uk

[REDACTED]

Subject: RE: CLARIFICATION REQUESTED PLEASE - 8 St Richards Drive, Aldwick. AW/136/22/HH

Dear Mr Vick,

Further to my email last night, please see the attached amended plans from my Architect, showing the detail I was referring to of removing the gable end.

I will give you a call shortly to see what your thoughts are.

Kind regards,

Rob Stapely

Buildings and Projects Manager
Rotherfield Farms LLP

From: Rob Stapely
Sent: 07 July 2022 21:20
To: daniel.vick@arun.gov.uk

Subject: RE: CLARIFICATION REQUESTED PLEASE - 8 St Richards Drive, Aldwick. AW/136/22/HH

Dear Mr Vick,

I understand your colleague Ms Willard is on leave as of close of play today, as is Ms Dames, so, as the applicant, I would like to pick up the thread to enable us to keep working towards a solution in their absence.

I have been tracking the conversations and understand that the issue is the overbearing of the gable end facing East, towards number 10. Our suggestion as a compromise, of making a minor adjustment to create a half hip to negate this issue doesn't seem to have gone far enough as a solution.

Therefore, to minimise wasted time and resources for all involved, could I suggest an alternative option, omit the half hip, and gable end, so the roof facing East and Number 10 is a consistent straight run of roof from the front of the building to the back?

If this solution is amenable, could I ask for an EOT to make the necessary changes to the drawings to submit please?

Kind regards,

Rob Stapely

Buildings and Projects Manager
Rotherfield Farms LLP

From: Kerry Dames
Sent: 07 July 2022 20:38

To: Amber Willard <Amber.Willard@arun.gov.uk>



Subject: CLARIFICATION REQUESTED PLEASE - 8 St Richards Drive, Aldwick. AW/136/22/HH

Importance: High

Dear Amber

Thank you for your email.

I understand (from experience) that the timescales for securing pre-application advice runs past 8 weeks (i.e. takes longer than having an application determined), therefore, as I am sure you can appreciate, it is not reasonable or expedient often to lodge a request. In addition, in this instance, I am not convinced you would have provided the detailed comment you have regarding the garage, as clearly you have given significant weight to the image from the neighbours property, which you would not have had.

Respectfully I maintain that as there is a solution and the principle of what is proposed is broadly acceptable (i.e. the only matter in dispute is the garage roof), it would be a better use of the council's time to agree to an extension to the determination period in order to allow my client time to submit additional sketches for your review. If at this point agreement cannot be reached, then I understand at some point you must issue a decision. I feel it is premature to issue a decision now, particularly because if we lodge an appeal, I am sure an inspector would consider the revised plans as part of the appeal process.

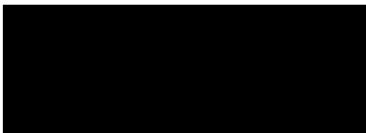
Kind regards

Kerry Dames

Kerry Dames
Director
BA(Hons), Dip TP, MRTPI

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On 7 Jul 2022, at 16:15, Amber Willard <Amber.Willard@arun.gov.uk> wrote:

Dear Ms Dames,

I copy my managers email below
daniel.vick@arun.gov.uk

I also copy a link to our website below that provides some information with regards to how we determine applications.
<https://www.arun.gov.uk/what-happens-next>

'If pre application advice was not obtained or followed it is unlikely that we will negotiate any changes and the application will be decided based on the information you originally submitted'.

Kind Regards
Amber

Amber Willard
Planning Officer, Planning Department

E: amber.willard@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Kerry Dames [REDACTED]
Sent: 06 July 2022 16:15
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: Re: PLANNING SOLUTION - 8 St Richards Drive, Aldwick. AW/136/22/HH
Importance: High

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Dear Ms Willard

Thank you for your email.

Please can you advise who your manager is and provide their email details for on-going liaison in your absence, specifically what is required to address the council's concern?

If my client is willing to make additional amendments, which I understand they are, it would seem sensible to discuss these by way of an extension to the determination period, instead of simply refusing the application, which inevitably is going to result in a resubmission and/or an appeal, which will take up council resources.

If there is an agreeable solution, I respectfully suggest it would be in everyone's interests to discuss the scheme further. The council's concerns are limited to the pitch roof, I suggest there must be a solution which the council would consider favourably? If required, the scheme architect can discuss revisions with my client and submit sketch options for consideration.

If there is no mutually agreeable solution, then clearly refusal is inevitable, but it seems unreasonable to proceed direct to refusal without any further discussion.

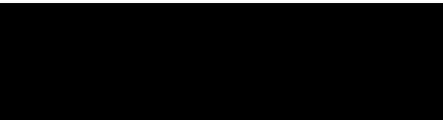
Kind regards

Kerry Dames

Kerry Dames
Director
BA(Hons), Dip TP, MRTPI

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On 6 Jul 2022, at 16:05, Amber Willard
<Amber.Willard@arun.gov.uk> wrote:

Dear Ms Dames,

Thank you for your email.

I have discussed the amended plans with my manager however we will still be recommending refusal as we don't believe it sufficiently addresses the concerns of overbearing.

I am away from Friday so I will endeavour to write it up for tomorrow so it is not delayed, unless you wish to withdraw.

Thank you

Amber Willard
Planning Officer, Planning Department

E: amber.willard@arun.gov.uk

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www.arun.gov.uk

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From: Kerry Dames [REDACTED]
Sent: 05 July 2022 10:25
To: Amber Willard <Amber.Willard@arun.gov.uk>
[REDACTED]

Subject: PLANNING SOLUTION - 8 St Richards Drive, Aldwick.
AW/136/22/HH
Importance: High

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Dear Ms Willard

I have now had a chance to review the proposed drawings in light of your concern, I have set out my thoughts below, and welcome a response once you have had the opportunity to consider my comments and if required; discuss them with your senior manager.

Your email dated 4 July confirms that your concern is focused to the following:

"My main concern is the overbearing and likely overshadowing caused by the roof extension to the garage. I attach a photo taken from the neighbouring property to help show the context."

This relates to the gable end on the east elevation (side) facing the neighbouring property (number 10).

The proposed eaves height matches the existing, and the main roof plane running north/south above the garage rises away from number 10, which matches the angle of the existing pitch roof.

Whilst I don't entirely agree with your conclusion, I believe your concern can easily and expediently be addressed by way of the following minor revision:

- A reduction in the volume of the first floor extension could be achieved by changing the gable to a half-hip gable matching the angle of the main roof plane and moving the highest point of the ridge by an additional circa 2 metres from number 10. I have sketched over the proposed drawings to reflect my suggestion.

If this change is made, I respectfully contend that your concern will be positively addressed. It also only requires a very minor change to the drawings, which shouldn't require re-consultation, however if there is a need, I respectfully suggest that in accordance with guidance in the NPPF, it would be expedient and proactive to accept the minor change in lieu of refusing the scheme on a matter which can be simply addressed. I understand the deadline for determination is 15 July 2022, so there also appears to be plenty of time to deal with this revision.

If this is acceptable, the scheme architect will revise the required drawings and forward a copy to you without delay.

I have copied in the applicant and the scheme architect so that they can address any further matters direct (unless of course I am required again, in which case I will of course respond).

Kind regards

Kerry

Kerry Dames
Director
BA(Hons), Dip TP, MRTPI

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On 4 Jul 2022, at 16:02, Amber Willard
<Amber.Willard@arun.gov.uk> wrote:

Dear Ms Dames,

Thank you for your email.

My main concern is the overbearing and likely overshadowing caused by the roof extension to the garage. I attach a photo taken from the neighbouring property to help show the context.

Currently any EOT's are agreed by our managers and therefore if you did propose

to amend the plans I would have to check with my manager as to whether we can receive these as it would result in a delay.

Thanks

Amber Willard
Planning Officer, Planning Department

E: amber.willard@arun.gov.uk

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From: Kerry Dames [REDACTED]
Sent: 04 July 2022 10:02
To: Amber Willard <Amber.Willard@arun.gov.uk>
[REDACTED]

Subject: PLANNING - 8 St Richards Drive, Aldwick.
AW/136/22/HH
Importance: High

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Dear Ms Willard

I understand that you are the case officer dealing with the above application.

I have recently been instructed by the applicant to review the proposed drawings and offer advice in respect of your concerns relating to the pitched roof above the garage.

I appreciate you have been to site (I have not yet), so will have viewed the proximity of the proposal to the neighbouring garden, and have considered the sun path and degree of harm arising.

Notwithstanding the above, it would be helpful to understand what impact you feel is caused to neighbouring amenity as a result of the pitched roof

on the garage? I welcome confirmation on this and also whether this is your only concern?

Once I have received clarification, I propose to review the scheme again, and if convenient, call you to discuss my understanding of the planning situation.

My client does not wish to withdraw the application, and I welcome an opportunity to discuss the proposal with you prior to determination.

In the interests of my client , and to protect officers' time, as I know you must be very busy at the moment, I hope you agree it would be helpful to discuss matters further to establish whether there is a mutually convenient way forward.

I can be contacted via email or on [REDACTED] I look forward to discussing matters with you.

Kind regards

Kerry Dames

Kerry Dames
Director
BA(Hons), Dip TP, MRTPI

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